



242 Acres, m/l, DeKalb County, IL

Property Information

Location

Located on Lindgren Road, 1/4 mile east of Sycamore.

Legal Description

The S 1/2 of the NE 1/4 and the SE 1/4 of Section 23, Township 41 N, Range 5 E, Dekalb County excluding 4 acre building site in SE 1/4. See plat map page 2.

Seller

Challand/Justis Family

Price & Terms

Price Reduced

- ~~\$2,904,000~~ - \$2,783,000.00
- ~~\$12,000/Ac.~~ \$11,500/Ac.
- 10% down upon acceptance of offer: balance due in cash at closing.

Possession

As agreed, subject to lease.

Lease Status

Possession will be given at closing, subject to the current tenant's lease rights.

Real Estate Tax

Taxes Payable 2017: \$11,166.98
Taxable Acres: 242
Tax per Taxable Acre: \$46.14
PINs: 06-23-400-002, 06-23-200-002, 06-24-300-001

FSA Data

Farm Number 1468
Crop Acres: 242.38
Corn Base: 157.86 acres
Corn PLC Yield: 157 Bu./acre

Bean Base: 81.54 acres
Bean PLC Yield: 50 Bu./acre

Buildings/Improvements

None

Soil Types/Productivity

Main soil types are Drummer, Catlin, and Flanagan. Productivity Index (PI) is 139.7.

Drainage

No maps available.

Land Description

Level to gently undulating.

Comments

High quality, grade A farm with future development potential.

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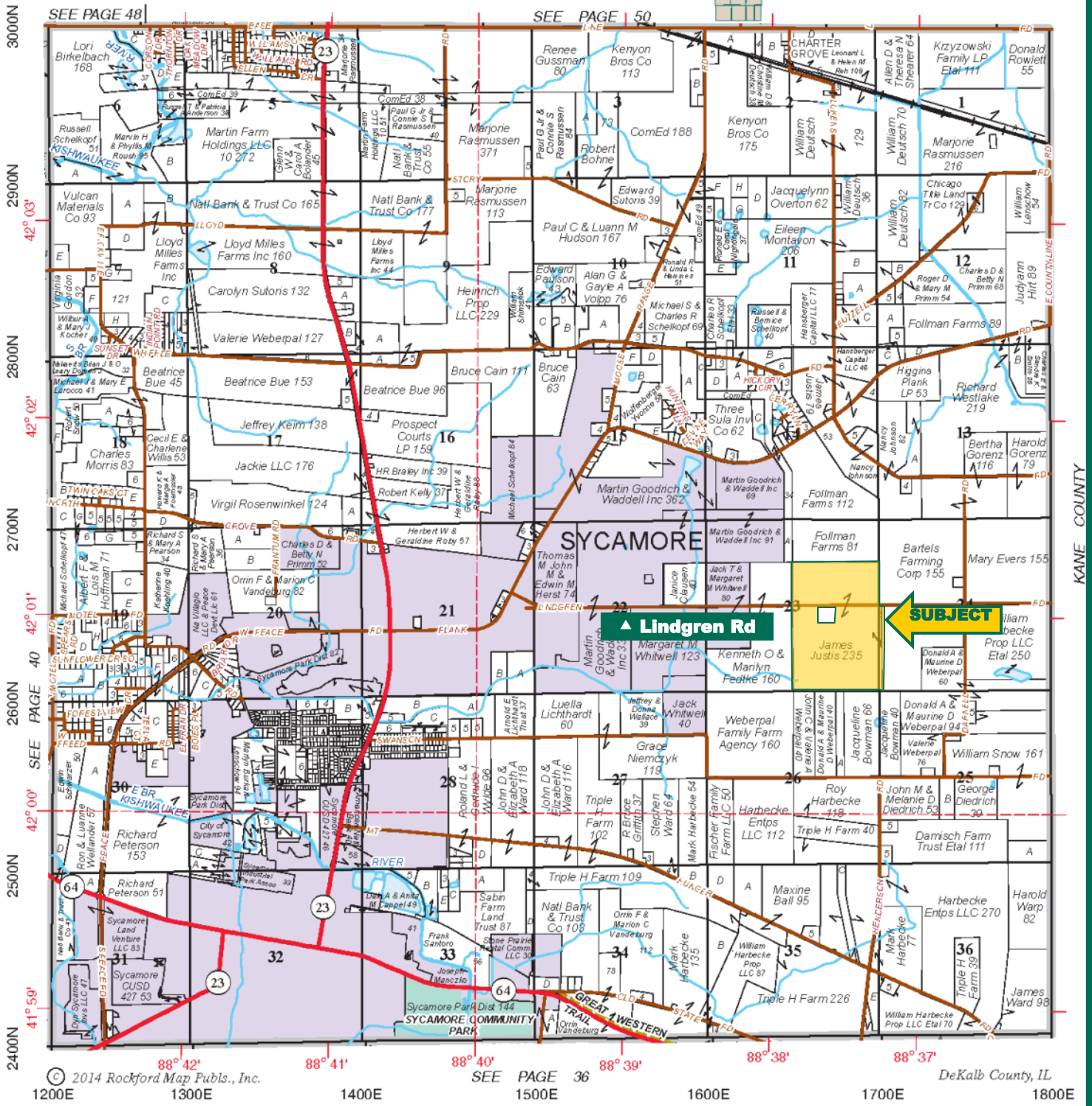
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Plat Map

Refer to page 59 for keyed parcels

SYCAMORE

T.41N.-R.5E.



Map reproduced with permission of Rockford Map Publishers

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Aerial Photo

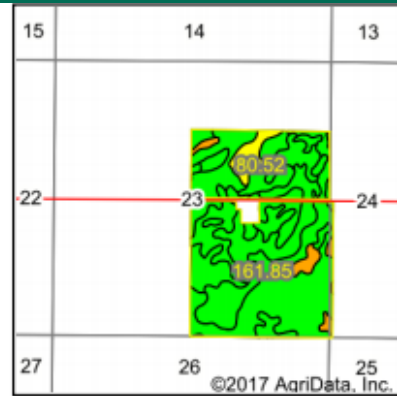
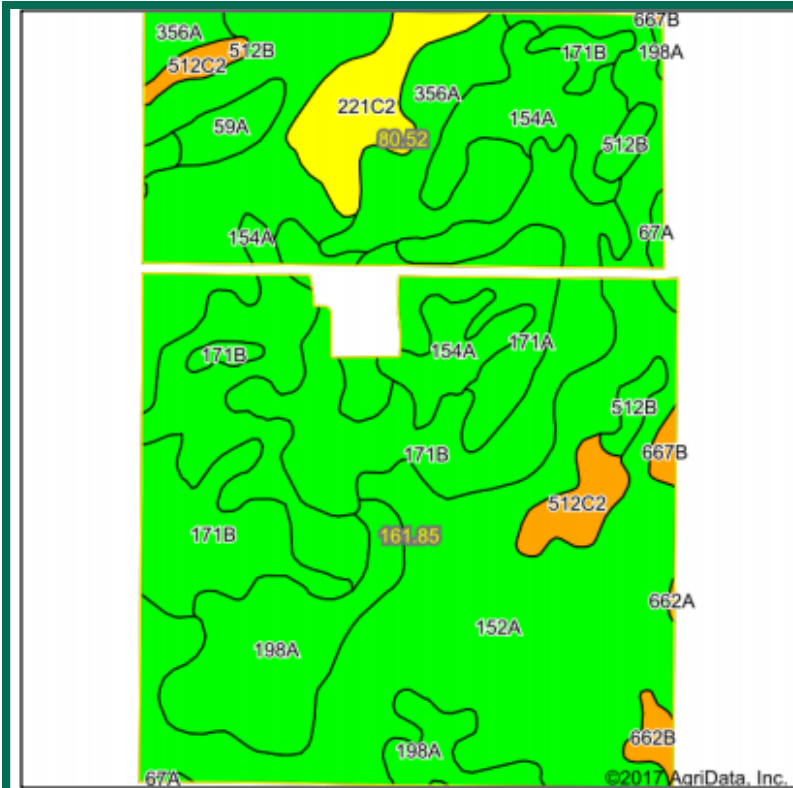


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Soil Map



State: **Illinois**
 County: **De Kalb**
 Location: **23-41N-5E**
 Township: **Sycamore**
 Acres: **242.37**
 Date: **9/7/2017**



Soils data provided by USDA and NRCS.

Area Symbol: IL037, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	72.42	29.9%		195	63	144
**171B	Catlin silt loam, 2 to 5 percent slopes	42.42	17.5%		**185	**58	**137
154A	Flanagan silt loam, 0 to 2 percent slopes	32.59	13.4%		194	63	144
**512B	Danabrook silt loam, 2 to 5 percent slopes	25.91	10.7%		**185	**58	**137
198A	Elburn silt loam, 0 to 2 percent slopes	20.88	8.6%		197	61	143
356A	Elpaso silty clay loam, 0 to 2 percent slopes	15.70	6.5%		195	63	144
171A	Catlin silt loam, 0 to 2 percent slopes	10.76	4.4%		187	59	138
**221C2	Parr silt loam, 5 to 10 percent slopes, eroded	9.15	3.8%		**148	**48	**111
**512C2	Danabrook silt loam, 5 to 10 percent slopes, eroded	5.63	2.3%		**174	**55	**128
59A	Lisbon silt loam, 0 to 2 percent slopes	3.17	1.3%		188	59	136
**662B	Barony silt loam, 2 to 5 percent slopes	1.54	0.6%		**170	**52	**124
67A	Harpster silty clay loam, 0 to 2 percent slopes	1.11	0.5%		182	57	133
**667B	Kaneville silt loam, 2 to 5 percent slopes	0.96	0.4%		**176	**54	**127
662A	Barony silt loam, 0 to 2 percent slopes	0.13	0.1%		172	53	125
Weighted Average					189.2	60.3	139.7

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:

<https://www.ideals.illinois.edu/handle/2142/1027/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

^c: Using Capabilities Class Dominant Condition Aggregation Method

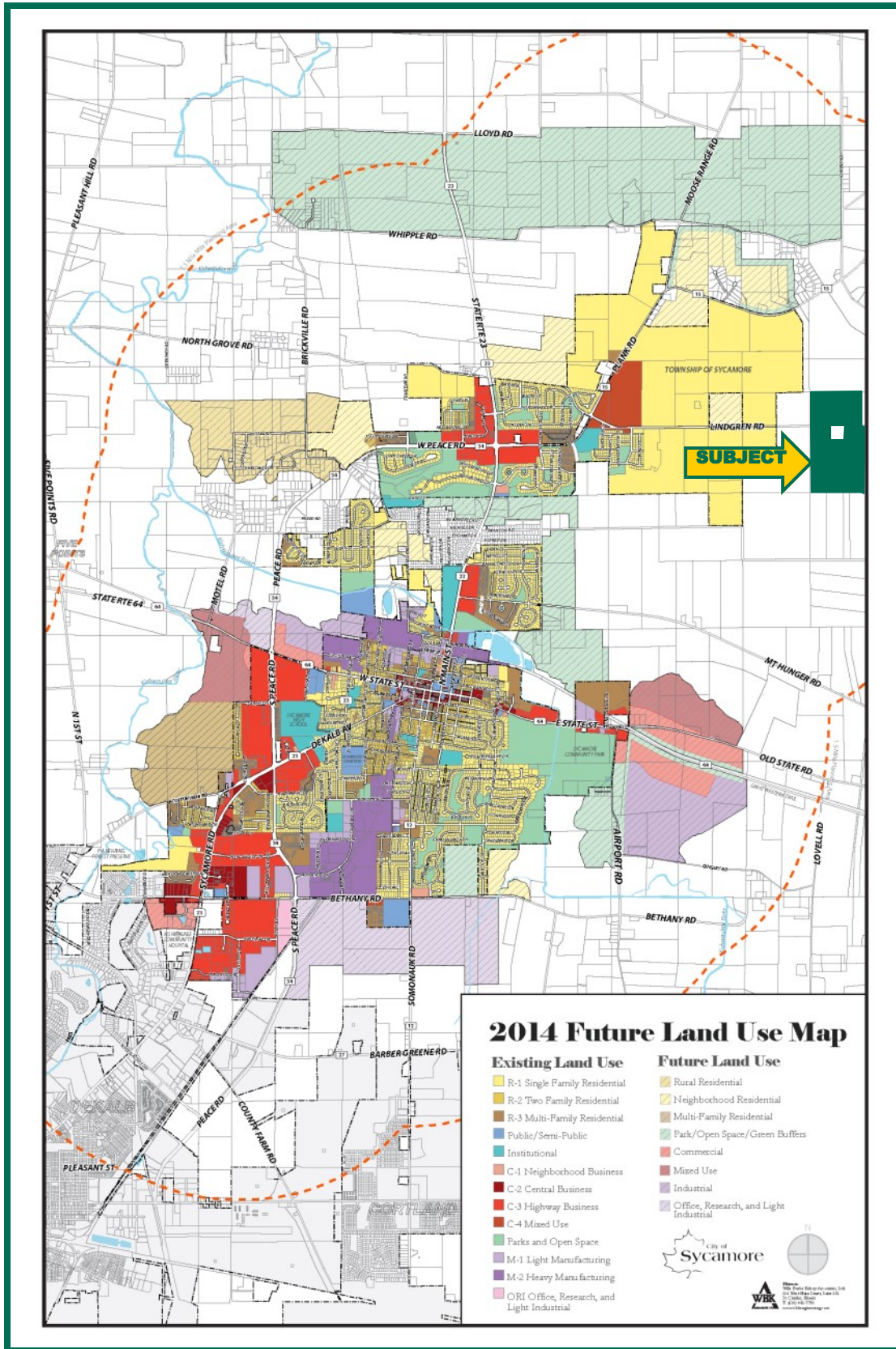
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

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Future Land Use Map



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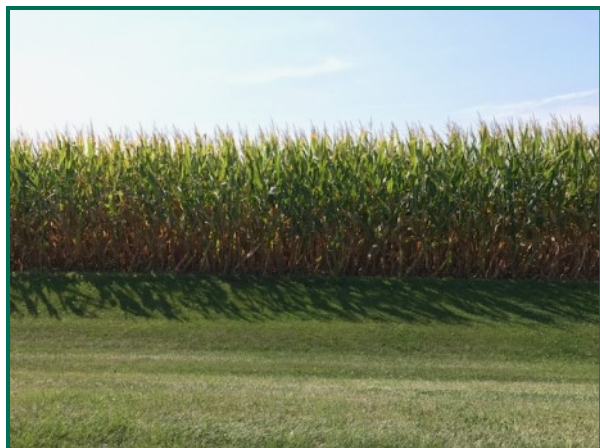
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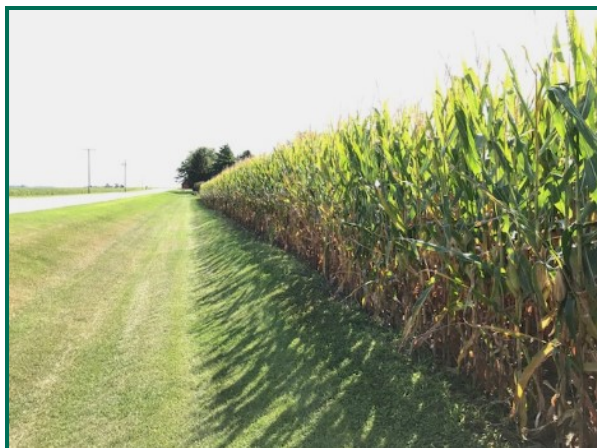
Beans on north side of Lindgren Road looking north.



Beans on north side of Lindgren Road looking east.



Corn on south side of Lindgren Road looking south.



Corn on south side of Lindgren Road looking east.



Beans across Lindgren Road on north side.



Beans on north side of Lindgren Road, aerial view.



Corn on south side of Lindgren Road, aerial view looking southeast.



Corn on south side of Lindgren Road, aerial view looking south.



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